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## Single Storey Villa With 121 M2 Of Living Space Under Renovation On 610...

Autignac , Herault , Occitanie



# €299,000

inc. of agency fees

3 Beds

2 Baths

Village with all shops, cafe/restaurant, grocery, bakery:, 15 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river. Located at the edge of the village in a peaceful street,...

### At a Glance

**Reference** MFH-LFR-SA299000EB

**Bed** 3

**Near to** Autignac

**Bath** 2

**Pool** No

**Price** €299,000

**Land Tax** N/A

### Property Description

Village with all shops, cafe/restaurant, grocery, bakery:, 15 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river.

Located at the edge of the village in a peaceful street, this house (2014) with 121 m2 of living space on 610

m2 of land with lovely views, is undergoing renovation to correct a manufacturing defect, ensuring a complete transformation of the night area and modern update. Upon completion of the work, this property will offer a completely new and stylish interior, ready to welcome its new owners in comfort and style.

Interior = Entrance onto a lounge/living room/equipped kitchen of 50 m2 (upper and lower units, sink, extractor fan, hob) + hall of 7.9 + WC with handbasin + 2 bedrooms of 13 m2 and 14 m2 + bathroom of 7 m2 (bath and washbasin) + en suite bedroom of 13 m2 with shower room of 3.5 m2 m2 (italian walk-in shower and washbasin) + garage of 25 m2.

Exterior = Front garden and back garden + terrace + parking space + new front separating wall to foresee.

Sundry = Centralised reversible air conditioning + estimated amount of annual energy consumption for standard use: between 540 € and 790 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 753 €.

Price = 299.000 € (Nice and quiet location with views !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 49069

Property Size: 121 m2

Property Lot Size: 610 m2

Bedrooms: 3

Bathrooms: 2

Reference: SA299000EB

### **Other Features**

Outside space

Private parking/Garage

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	2
Price	€299,000

## Key Information

Property Features:

- Outside space

## Location: Occitanie



## Gallery







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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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